

116 Duston Street
Red Deer, Alberta

MLS # A2167263



\$279,900

Division:	Devonshire		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	1,125 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

Discover the perfect blend of comfort and convenience in this charming 3-bedroom, 1-bathroom half duplex nestled in the sought-after Devonshire community. Enjoy the ease of living just steps away from schools, parks, green spaces, and grocery stores. This fully fenced home offers a spacious and unspoiled basement, providing ample room for future customization. Key features include a prime location in Devonshire, a vibrant neighbourhood known for its affordability and proximity to amenities like Deer Park Shopping Plaza, Holy Family School, Hunting Hills High School, Notre Dame High School, and Collicut Centre. The home boasts modern interior features such as bright windows, vaulted ceilings in the living room and kitchen, and a convenient corner pantry. The unfinished basement, featuring insulation, vapour barrier, and concrete floors, offers a blank canvas for your personal touch. The home comes equipped with 5 appliances (fridge, stove, dishwasher, hood fan, washer, and dryer) and vinyl plank flooring throughout the main floor. Enjoy the peace of mind that comes with a brand-new roof installed in March 2024. Don't miss this opportunity to make this affordable and inviting half duplex your new home.